Draft Minutes
Regular Meeting
of the Board of Commissioners
Driggs Urban Renewal Agency

May 6, 2015

1. **Call to Order** – determination of a quorum (7:05PM)
   Commissioners Present: Lyn Christian, Dan Powers, Larry Young, Bill Leake, Bart Birch, Erica Rice

   Commissioners by Phone: None

   Others Present: Cynthia Rose, Doug Self, Julie Bryan, Herb Heimerl
   Ryan Armbruster by Phone

2. **Adoption of Agenda**

   Changes to Agenda: None

   A motion was made to approve the agenda as presented.

   Moved: Larry Young **Second: Bill Leake** **Passed: Unanimously**

3. **Depot Street Possibilities with Julie Bryan**
   Julie Bryan joined the meeting to discuss possible assistance from DURA for the development of property she and her partners own on Depot Street, across from the Royal Wolf and Calvary Chapel. Julie reported that the owners have nearly $1.4M invested in the four lots. They also have plans for a multi-use development, which they had intended to complete before the financial down turn in 2008. They had a bid of $25K - $50K for demolition of the existing buildings at that time. The partners would like to clean up the property, and perhaps create a temporary park for the next 5-10 years, before they can reconsider development.

   The best option appears to be for Julie and her partners to deed a portion of the property to the City for a pedestrian parkway, which DURA would pay for. The City and/or DURA would then lease the rest of the property for 5 - 10 years and create a temporary park. The partners would pay for the demolition of the existing buildings with proceeds of the deeded land.

   Several steps are needed to determine if this is a viable option. DURA/City will get a signed Broker's Opinion of the value of the land to be deeded for public use. Julie will get new quotes on the cost of demolition to clear the land. If the cost of these two items are close in value, an understanding between the City, DURA and the partners will be created. If the project moves forward, Ryan Armbruster will draft the lease agreement.

   DURA will explore the tax implications of a lease of the property to the City/DURA, as this may

remove the property from the tax rolls during the lease period.

A motion was made for City staff to delineate the "right of way" property and to seek a Broker's Opinion of the value of the land, for which DURA would pay up to $300.

Moved: Larry Young **Second: Dan Powers** **Passed: Unanimously**

4. **City Projects with Doug Self**

Doug explained that the City is requesting $5K for their Wayfinding project, which will be used for four Teton Geotourism Center Signs that will be placed within the DURA District. These funds will be taken from the Wayfinding line item in the FY2015 Budget. DURA had budgeted $10,000 for this item, but moved $5,000 to the new Driggs stage earlier this year.

5. **Executive Session:**

A motion was moved and seconded that the DURA Board of Commissioners should enter Executive Session to communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. Idaho Code Section 67-2345(1)(f). TIME: 7:55PM

Moved: Bart Birch **Second: Dan Powers**

Roll Call Vote: LC: Aye BB: Aye DP:Aye LY: Aye BL: Aye ER: Aye

A motion was moved and seconded that the DURA Board of Commissioners should exit Executive Session to communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. Idaho Code Section 67-2345(1)(f). TIME: 8:15PM

Moved: Dan Powers **Second: Erica Rice**

Roll Call Vote: LC: Aye BB: Aye DP:Aye LY: Aye BL: Aye ER: Aye

6. **Approval of Minutes from April 8, 2015**

Changes to Minutes: None

A motion was made to approve the minutes of the April 8, 2015 meeting as presented.

Moved: Bart Birch **Second: Bill Leake** **Passed: Unanimously**

7. **Monthly Financial Reports**

Lyn reported that the current bank balance was $162,371. DURA will receive a large tax increment payment in July. Lyn will ask Mary Lou Hansen whether property values within the

DURA district are changing and in what direction. Dan remarked that expenses are low so far in FY15.
Commissioners noticed that the $2000 spent on recycling bins had not been deducted to the appropriate line item in the budget. They also believe that the Other Projects line item should only include the $10,800 grant to the TGC for the Changing Exhibit Gallery. Cynthia will check with Kelly Chircop about these two topics.

Lyn reminded the Board that the June meeting would include a discussion of FY16 Budget.

A motion was made to authorize a $10,000 principle payment on the Wells Fargo Line of Credit.

Moved: Bart Birch **Second: Larry Young** **Passed: Unanimously**

8. Review of DURA Commissioner Terms

Lyn shared that she had learned that URA Commissioners in Idaho could be appointed for an unlimited number of terms, each for no more than 5 years in length. Cynthia will create an updated table of current DURA Commissioners' appointed terms. If Commissioners are willing to extend their time of service, they must be reappointed by the mayor and city council at the end of their current term(s) for a new term of no more than 5 years.

Lyn let the Board know that she will not be seeking a reappointment and will be resigning from the DURA Board as of 9.30.15.

9. Adjourn (8:28PM)

Moved: Larry Young **Second: Bart Birch** **Passed: Unanimously**

Attest:

Lyn Christian, Chair

Carrie Cleary, Secretary

Anyone requiring special access consideration must notify the DURA 2 days prior.